

EXHIBIT "A"

**WATERSET CENTRAL
COMMUNITY DEVELOPMENT DISTRICT**

**RULE ADOPTING A
SCHEDULE OF FEES FOR
THE USE OF ALL DISTRICT
AMENITY FACILITIES**

October 11, 2018

**The Waterset Club
7281 Paradiso Drive
Apollo Beach, FL 33572**

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DEFINITIONS

“Amenity Facilities” – shall mean the properties and areas owned by the District and intended for recreational use together with their appurtenant facilities and areas. These areas include but are not limited to: two (2) swimming pools (a junior Olympic lap pool and a second pool with water slides), a clubhouse with a gathering room, kitchen, fitness center, game room and lounge with televisions, tennis courts, basketball courts, pickleball courts, volleyball courts, a playground, sports fields and a trail system.

“Amenity Facilities Policies” or “Policies” – shall mean all Amenity Facilities Policies of Waterset Central Community Development District, as amended from time to time.

“Amenity Manager” – shall mean the management company, including its employees, staff and agents, contracted by the District to manage Amenity Facilities within the District.

“Annual User Fee” – shall mean the fee established by the District for any person that is not a member and wishes to become a Non-Resident Member. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

“Board of Supervisors” or “Board” – shall mean the Waterset Central Community Development District Board of Supervisors.

“District” – shall mean the Waterset Central Community Development District.

“District Manager” – shall mean the professional management company with which the District has contracted to provide management services to the District.

“Family” – shall mean a group of individuals living under one roof or head of household. This can consist of individuals who have not yet attained the age of eighteen (18), together with their parents or legal guardians. This does not include visiting relatives, or extended family not residing in the home.

“Guest” – shall mean any person or persons who are invited and accompanied for the day by a Patron to participate in the use of the Amenity Facilities.

“Member” – shall mean any Resident, or any Renter assigned Amenity Facilities Use Privileges in accordance with the Amenity Facilities Policies.

“Non-Resident” – shall mean any person or family that does/do not own property within the District or within the Waterset North Community Development District, and who is not a Renter who has been assigned Amenity Facilities Use Privileges in accordance with the policies of the District.

“Non-Resident Member” – shall mean Non-Resident who is paying the Annual User Fee to the District for use of all Amenity Facilities.

“Patron” or “Patrons” – shall mean Members, and Non-Resident Members who are fourteen (14) years of age and older.

“Renter” – shall mean any person or Family residing in a Resident’s home pursuant to a valid rental or lease agreement.

“Resident” – shall mean any person or Family owning property within the District.

“Adult” – shall be considered any person eighteen (18) years of age or older.

“Minor” – shall be considered any person under eighteen (18) years of age.

ANNUAL USER FEE STRUCTURE

The Annual User Fee for any Non-Resident is \$2800.00 per individual or Family which shall be reviewed each year in conjunction with the adoption of the annual Fiscal Year budgets for Waterset Central Community Development District. The Annual User Fee allows the use of all Amenity Facilities within the District. This fee will cover membership to all Amenity Facilities for one (1) full year from the date of receipt of payment by the District. This Annual User Fee must be paid in full at the time of the completion of the Non-Resident Member application. Each subsequent Annual User Fee shall be paid in full on the anniversary date of application for membership. Such Annual User Fee may be increased, not more than once per year, by action of the Board of Supervisors, to reflect increased costs of operation and maintenance of the Amenity Facilities; such increase may not exceed ten percent (10%) per year. This Non-Resident membership is not available for commercial or business purposes.

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FEE SCHEDULE OF THE RENTAL OF THE WATERSET CLUB


The following Fee Schedule is adopted for the rental of The Waterset Club Gathering Room:

Rental Fee for Use of The Waterset Club Gathering Room from 12:00 – 5:00 p.m. (for Owners and Renters of Property within the District and Non-Resident Members).	\$ 150.00
*If the renting party will have alcohol on-site, an additional \$100 will be added to the Rental Fee.	* +\$100 if Alcohol is added
Rental Fee for Use of The Waterset Club Gathering Room from 6:00 – 11:00 p.m. (for Owners and Renters of Property within the District and Non-Resident Members)	\$ 200.00
*If the renting party will have alcohol on-site, an additional \$100 will be added to the Rental Fee.	* +\$100 if Alcohol is added

RULE AND FEE SCHEDULE ADOPTION PROCESS
SUMMARY

The Rule adopting a Fee Schedule for the Use of all District Amenity Facilities was adopted at a noticed Public Hearing by the Board of Supervisors for the Waterset Central Community Development District on October 11, 2018.

Attest:


Assistant
Secretary

**WATERSET CENTRAL
COMMUNITY DEVELOPMENT
DISTRICT**

